ROUTING AND RECORD SHEET

SUBJECT: (Optional) HPSCI Information

DD/A Registry
83-0311

FROM:
Building Planning Staff, OL
4E50 Hqs

EXTENSION

NO. OL 2007-83 STAT

DATE 31 JAN 1983

TO: (Officer designation, room number, and building)	DATE RECEIVED	DATE FORWARDED	OFFICER'S INITIALS	COMMENTS (Number each comment to show from whom to whom. Draw a line across column after each comment.)
1. EO/DDA 7D18 Hqs	31 JAN 1983	1 FEB 1983		1. Copies of the attachments were provided to STAT to assist in responding to questions from the HPSCI Staff.
2. A/DDA		1 FEB 1983		
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FILE: 45-8

FORM 1-79 610 USE PREVIOUS EDITIONS

31 JAN 1983

Comparison of Intelligence Community Construction Projects

Currently under design or construction are major new facilities for CIA, DIA, and NSA. This paper addresses comparative costs among these facilities.

Attachment A summarizes the major features of each construction program. Attachment B summarizes the most salient differences among the three. When comparing the three projects, it is necessary to decide on an equitable unit of measure. The cost per square foot of net operational space has been chosen on the basis that it is the bottom line measure of how efficiently funds are being applied.

Adjusted cost figures are supported by attachment B. This attachment highlights the fact that the CIA project costs have been significantly impacted by (1) site considerations and (2) political constraints imposed by the public review process.

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The CIA project is being designed against a limited site, already highly developed and with no access to additional land. Additionally, the CIA is subject to National Capital Planning Commission (NCPC) reviews and must be mindful of the site aesthetics. The existing power plant is approaching 30 years of age and is beginning to require major recapitalization to maintain reliability and supportability. These considerations led to a decision to design a new central plant serving both existing and new facilities. While this results in higher construction costs, it represents less capital investment in the CIA compound and assures lower O&M costs over the building life. Estimated cost impact is $12 million.

31 JAN 1983

NEW BUILDING PROGRAM STATUS

The Agency planning for a new building at Langley has been under way for the past 18 months. At this time, we have received a favorable review from the National Capital Planning Commission on a new Master Plan that includes construction of a 1.1 million square foot office building, a parking structure, and a security reception center.

An architectural and engineering firm has been placed under contract for detailed building design. $2.8 million is included in the FY-83 budget to cover the first phase of the design effort. The current budget submission requests funding to complete design and begin construction. An FY-84 construction start will provide beneficial occupancy in FY-87.

Completion of the project will permit consolidation of most major functions at the Headquarters site with a significant increase in operational effectiveness and savings in operation and maintenance costs for leases, added security, communications, and transportation. Additionally, the building is designed to allow for further growth in machine systems so that dispersion of employees can be arrested for the forseeable future.

Estimated cost of construction is $170 million in FY-84 dollars. A cost analysis performed in accordance with OMB Circular A-104 has indicated a 25 percent cost advantage in favor of Federal construction.

By inter-agency agreement, CIA is managing the design effort and General Services Administration will be responsible for construction management.

NEW BUILDING FACT SHEET

Current Situation

- The Agency occupies space in numerous leased buildings in the Washington metorpolitan area, housing over [redacted] employees. The new building will enable consolidation of 15 major facilities. 25X1
- The Agency operates extensive and costly transportation and communications systems among these buildings. The transportation system operates over 290,000 miles a year, and the communication systems require high capital investment in lease buildings.
- Our inability to control the areas around these buildings cause serious physical and technical security concerns. State-of-the-art technical equipment requires costly modification to limit TEMPEST emanations.
- Formation of crises task forces is delayed by transportation and communication problems.
- At Langley Headquarters, space, power, and air conditioning for computers are exhausted. Considerable effort, time, and capital investment are being spent to upgrade lease space to accommodate computers and other environmentally sensitive equipment.

The Building Plan

- Construct a 1.1 million square foot, RFI shielded, multipurpose office and computer building at the Langley Headquarters
- Include expanded power plant, parking facilities, and other site improvements necessary to accommodate the increased activity
- Provide funding to the State of Virginia to make necessary improvements to the Main Agency entrance
- Submit preliminary design to NCPC for approval in August 1983.
- Initiate construction in the summer of 1984 with planned beneficial occupancy during the summer of 1987
- Assign components to new building and commence layout design during 1985

Benefits

- Increased productivity and efficiency with associated savings in operating and maintenance (O&M) costs.
- Enhanced person-to-person communications and coordination among production, collection, and support elements and their abilities to respond to fast moving situations.
- Increased security by having Headquarters elements in a controlled environment.
- Reduced risks of hostile actions against Agency facilities and personnel in the Washington area
- Incorporates current space and energy saving concepts to further reduce O&M costs